

Kamas City Council
Staff Report

July 12, 2016

Applicant: Rod and Connie Smith

Request: Rezone of Parcel KT-234 from Manufacturing to R-1 (Single Family Residential)

Location: Between Main Street and 100 West at approximately 400 North

DESCRIPTION

Rod and Connie submitted an application, with applicable fees, to Kamas City for the rezoning of parcel KT-234 from Manufacturing to R-1 (Single Family Residential). This parcel of ground is located between Main Street and 100 West at about 400 North. The property was placed in the Manufacturing Zone several years ago due to the use of the property at the time, but due to the residential character of neighboring subdivisions, the applicants feel this area is better suited to residential use. The Grassy Creek and Sage Subdivisions already exist west and north of this parcel of ground along 100 West.

As a result of this application, the Kamas City Planning Commission held a public hearing on July 5, 2016 to take comments from the public about the possible rezoning of the property. Notice of the hearing was published in the Summit County News and posted in the community. Letters were mailed to all landowners within 1,000 feet of the location.

RECOMMENDATION

The Kamas City Planning Commission has forwarded a positive recommendation to the Kamas City Council to rezone parcel KT-234 from Manufacturing to R-1 (Single Family Residential) due to the residential character of the existing neighborhood.